059.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,400 / 799,400
					USE VALUE:	799,400 / 799,400
					ASSESSED:	799,400 / 799,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAM REALTY ASSOCIATES LLC
Owner 2:	
Owner 3:	
Street 1:	71 BEACH ST
Street 2:	
Twn/City:	MARBLEHEAD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01945 Type:

PREVIOUS OWNER

Owner 1:	MCEACHERN SHAWN -
Owner 2:	-
Street 1:	71 BEACH ST
Twn/City:	MARBLEHEAD
St/Prov:	MA Cntry:
Postal:	01945

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Stucco Exterior and 2147 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	389,900		409,500	799,400
Total Card	0.126	389,900		409,500	799,400
Total Parcel	0.126	389,900		409,500	799,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.33 /Parcel: 372.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39407

GIS Ref

GIS Ref

Insp Date 08/13/18

!5210!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	389,900	0	5,500.	409,500	799,400		Year end	12/23/2021
2021	104	FV	371,100	0	5,500.	409,500	780,600		Year End Roll	12/10/2020
2020	104	FV	371,200	0	5,500.	409,500	780,700	780,700	Year End Roll	12/18/2019
2019	104	FV	303,000	0	5,500.	403,600	706,600	706,600	Year End Roll	1/3/2019
2018	104	FV	303,000	0	5,500.	310,000	613,000	613,000	Year End Roll	12/20/2017
2017	104	FV	283,900	0	5,500.	292,500	576,400	576,400	Year End Roll	1/3/2017
2016	104	FV	283,900	0	5,500.	269,100	553,000	553,000	Year End	1/4/2016
2015	104	FV	236,100	0	5,500.	251,500	487,600	487,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:48:48

LAST REV

Date	Time
08/23/18	10:48:41
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5210

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCEACHERN SHAWN	59671-472		8/2/2012	Convenience	1	No	No		
GRILLO ARTHUR J	59667-207		8/2/2012		495,000	No	No		
GRILLO ARTHUR	29071-34		9/8/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	39407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2012	963	Re-Roof	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
5/14/2009	Inspected	189	PATRIOT
3/6/2009	Measured	372	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Measured	277	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 409,501 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	STUCCO		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13905454
Const Adj.:	0.98990101
Adj $ / SQ:	191.684
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605423
Depreciation:	215531
Depreciated Total:	389893

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

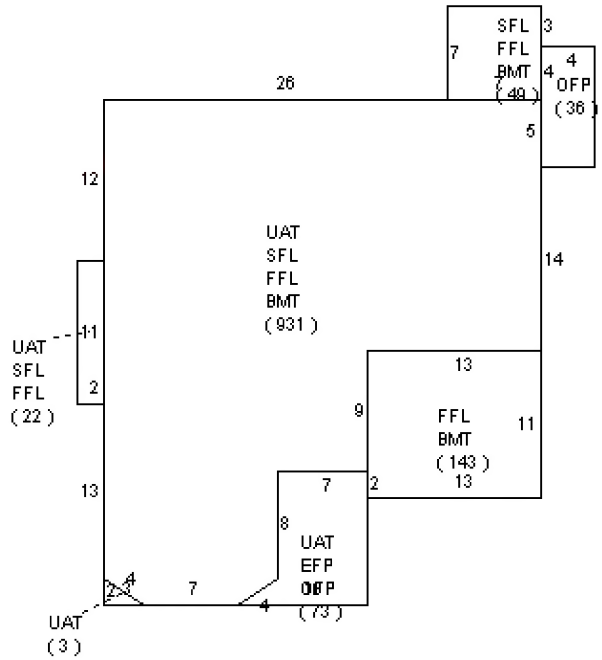
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.68
Special Features:	0	Val/Su Net:	105.12
Final Total:	389900	Val/Su SzAd	181.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,145	191.680	219,478
BMT	Basement	1,123	57.510	64,578
SFL	Second Floor	1,002	191.680	192,067
UAT	Upper Attic	257	76.670	19,724
OFP	Open Porch	109	31.320	3,414
EFP	Enclos Porch	73	63.870	4,662

Net Sketched Area:	3,709	Total:	503,923

Size Ad	2147	Gross Area	4481	FinArea	2147

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

059.0-0004-0005.0

IMAGE

AssessPro Patriot Properties, Inc